

Development Opportunity—Riverside, CA



Industrial/Commercial

POTENTIAL DEVELOPMENT:

This site is located near two mini-storage projects and industrial facilities. There is potential for light industrial or manufacturing uses on this site.

LOCATION:

This site is located on Van Buren Boulevard across from Doolittle Avenue. The 91 Freeway is located three miles to the south and the 60 Freeway is 7 1/2 miles north. A UPSP railroad spur is located behind the property and through-the-fence access to the airport taxiway may be available for an annual fee.

SITE:

The site consists of one 7.98 acre lot accessible from Van Buren Boulevard. Zoning is currently airport related (AIR).

TRAFFIC COUNTS:

Traffic Counts along Van Buren between Jurupa Avenue and the North County Line traveling north/south are 63,744 combined vehicles per 24-hour period.

IMPROVEMENTS:

Major utilities: gas, water, sewer and electrical are located along Van Buren Boulevard.

ECONOMIC INCENTIVES:

Redevelopment Incentives: The Redevelopment Agency may assist businesses within this area with loans or grants for building facade improvements and property tax reimbursement incentives to offset development costs for land acquisition, development fees, and certain public infrastructure improvements.

Electric Utility Incentives: The City of Riverside proudly owns, operates and maintains its own electric utility which offers its commercial and industrial customers special economic development rates for large electric users, long term rate agreements, energy efficiency incentives, lighting programs, energy management services and technical assistance.

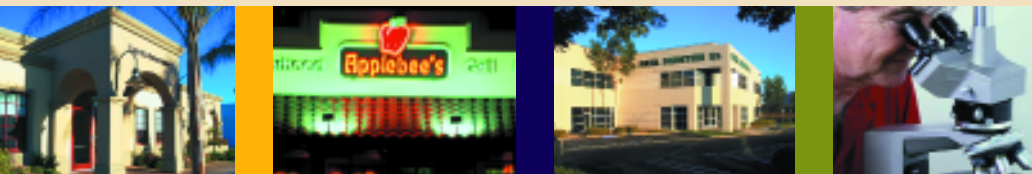
Enterprise Zone: The City of Riverside has established the Airport Industrial Area Local Enterprise Zone. This zone offers tax rebates for certain plan check and building permit fees, business licenses, and utility users taxes.

Industrial Development Bond Financing: This attractive financing tool provides up to \$10 million in tax exempt financing for costs associated with land or building acquisition, capital equipment purchases, construction and architectural and engineering at rates that are 2-3% below prime market rate.

The information included is for site selection purposes only. It reflects the best current information available and is subject to change. The City of Riverside is not responsible for any inaccuracies in this information. Due diligence is encouraged on all development projects and requirements may change on a case by case basis.



CITY OF RIVERSIDE
DEVELOPMENT DEPARTMENT



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